

# TO LET

## Basement Commercial Space

£18,000 per annum



## Old Haymarket, Basement 89 Victoria Street, Liverpool, L1 6DG

### LOCATION

Old Haymarket seamlessly mixes Edwardian conversions and new buildings to create high-quality urban apartments and retail outlets. The site is situated in Liverpool city centre, adjacent to major regeneration projects such as Queen Square and Millennium House. Tenants benefit from a great central location as Lime Street Station, Queensway Tunnel and Liverpool Bus Station are just a short distance away, as well as popular heritage attractions including the Walker Art Gallery, The World Museum and St George's Hall

### DESCRIPTION

The property comprises a large basement space with W/C and storage facilities. The self-contained shell unit would suit a variety of uses such as a restaurant or bar use. The premises has excellent access to all central shops, offices, hotels, and leisure facilities.

### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground floor: 376.11 sq.m. 4,047 sq.ft.

### TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed

### RENT

£18,000 plus VAT per annum exclusive.

### SERVICE CHARGE

£8,094 plus VAT per annum

### BUSINESS RATES

TBC

### EPC

Certificate Number: 9737-3003-0631-0901-2525  
Energy Performance Asset Rating: D

### VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn.

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Subject to Contract  
Details Prepared October 2023



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